

ORDINANCE NO. 970911-R

AN ORDINANCE REZONING AND CHANGING THE ZONING MAP ACCOMPANYING CHAPTER 13-2 OF THE CITY CODE AS FOLLOWS:

LOT 4, RESUBDIVISION OF LOT 1, SOUTH CREEK SECTION II SUBDIVISION, FROM "GR" COMMUNITY COMMERCIAL DISTRICT TO "CS-CO" COMMERCIAL SERVICES DISTRICT-CONDITIONAL OVERLAY COMBINING DISTRICT, LOCALLY KNOWN AS 1807 EAST WILLIAM CANNON DRIVE, IN THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Zoning Map established by Chapter 13-2-22 of the City Code is amended to change the base zoning district from "GR" Community Commercial district to "CS-CO" Commercial Services district-Conditional Overlay combining district on the property (the "Property") described in File C14-97-0072, as follows:

Lot 4, Resubdivision of Lot A, South Creek Section II Subdivision, a subdivision in the City of Austin, Travis County, Texas, according to the map or plat of record in Plat Book 98, Page 166, of the Plat Records of Travis County, Texas,

locally known as 1807 East William Cannon Drive, in the City of Austin, Travis County, Texas, and as more particularly identified in the map attached as Exhibit "A".

PART 2. The Property within the boundaries of the Conditional Overlay combining district established by this ordinance is subject to the following conditions:

1. Notwithstanding any other provision of the City Code applicable to the Property on the effective date of this ordinance or at the time an application for approval of a site plan or building permit is submitted, no site plan for development of the Property, or any portion of the Property, may be approved or released, and no building permit for construction of a building on the Property, may be issued if the completed development or uses authorized by the proposed site plan or building permit, considered cumulatively with all existing or previously authorized development and uses of the Property, generates traffic exceeding the total traffic generation of 2,000 vehicle trips per day.

2. The following uses of the Property are prohibited:

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|------------------------------------|--|
| a) Agricultural Sales & Services. | j) Kennels. |
| b) Art & Craft Studio (General). | k) Laundry Services. |
| c) Building Maintenance Services, | l) Monument Retail Sales. |
| d) Campground. | m) Vehicle Storage. |
| e) Commercial Blood Plasma Center. | n) Veterinary Services. |
| f) Construction Sales & Services. | o) Custom Manufacturing. |
| g) Electronic Prototype Assembly. | p) Limited Warehousing & Distribution. |
| h) Equipment Repair Services, | q) Maintenance & Services Facilities. |
| i) Equipment Sales. | |

Except as specifically restricted under this ordinance, the Property may be developed and used in accordance with the regulations established for the "CS" Commercial Services base district and other applicable requirements of the Land Development Code.

PART 3. The Council waives the requirements of Sections 2-2-3, 2-2-5, and 2-2-7 of the City Code for this ordinance.

PART 4. This ordinance takes effect on September 22, 1997.

PASSED AND APPROVED

September 11, 1997.

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Kirk Watson

Kirk Watson
Mayor

APPROVED:

Andrew Martin

Andrew Martin
City Attorney

ATTEST:

James E. Aldridge

James E. Aldridge
City Clerk

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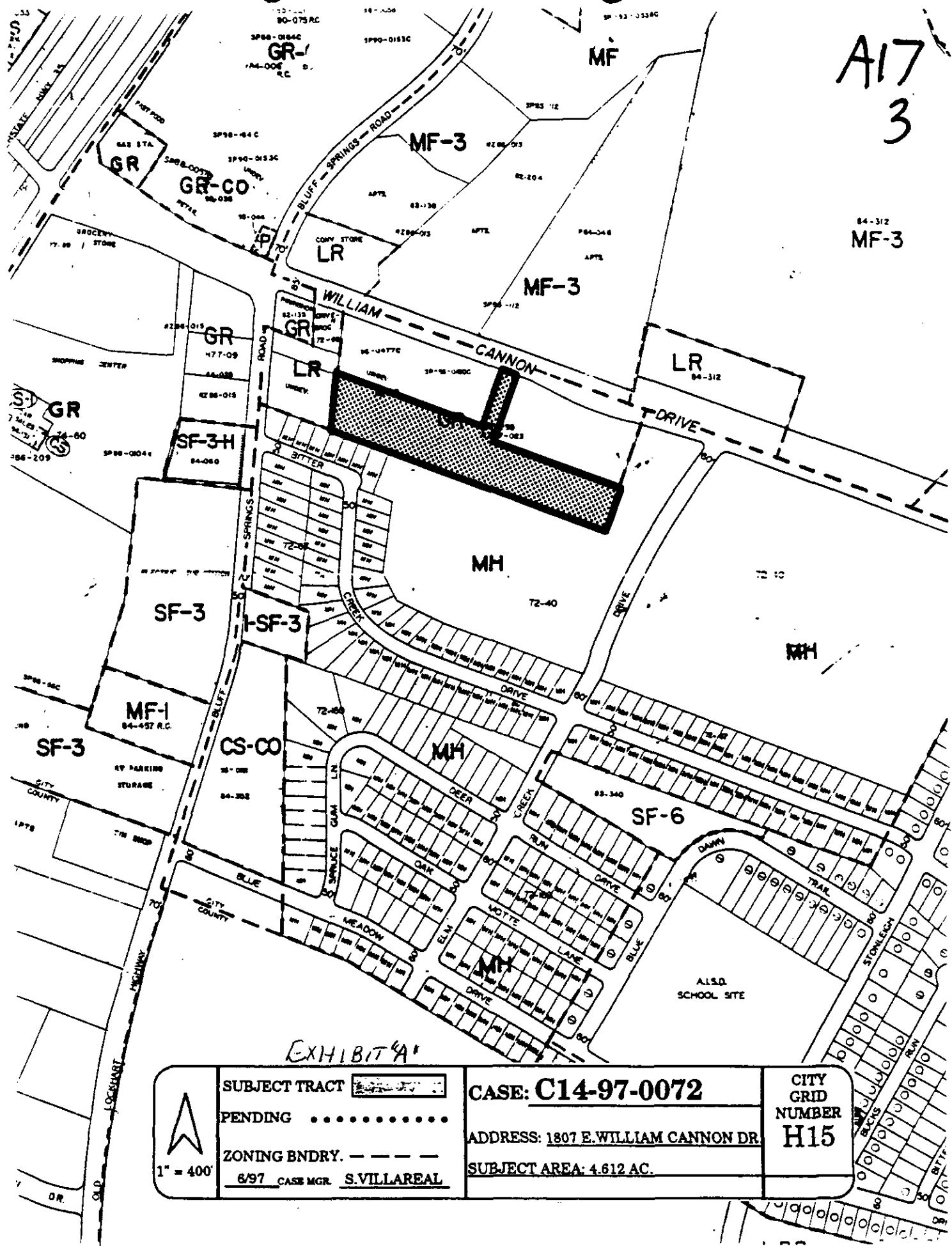


EXHIBIT 'A'

 1" = 400'	SUBJECT TRACT		CITY GRID NUMBER H15
	PENDING		
	ZONING BNDRY. ---		
	6/97 CASE MGR. <u>S. VILLAREAL</u>		
CASE: C14-97-0072		ADDRESS: 1807 E. WILLIAM CANNON DR.	
SUBJECT AREA: 4.612 AC.			

920911-R

Austin American-Statesman

PO#: 970911R
Ad ID#: A1M401300
Acct#: 5124992499
Account Name: CITY CLERKS OFFICE

CITY CLERKS OFFICE
PO BOX 1088
AUSTIN, TX 78767

AFFIDAVIT OF PUBLICATION

THE STATE OF TEXAS
COUNTY OF TRAVIS

Before me, the undersigned authority, a Notary Public in and for the County of Travis,
State of Texas, on this day personally appeared:

SHARON JANAK

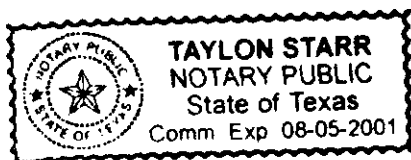
Classified Advertising Agent of the Austin American-Statesman, a daily newspaper
published in said County and State that is generally circulated in Travis, Hays, Burnet
and Williamson Counties, who being duly sworn by me, states that the attached
advertisement was published in said newspaper on the following dates, to wit:

First Published:	10/3/97	Last Published:	10/3/97
Times Published:	1	Classification:	9980
Lines:	17	Cost:	\$44.54

and that the attached is a true copy of said advertisement.

ORDINANCE NO. 970911-R
AN ORDINANCE REZONING AND
CHANGING THE ZONING MAP AC-
CORDING TO CHAPTER 152 OF
THE CITY CODE AS FOLLOWS:
LOT 4, RESUBDIVISION OF LOT 1,
SOUTH CREEK SECTION 1 SUBDI-
VISION, FROM "C" COMMUNITY
COMMERCIAL DISTRICT TO "CS"
COMMERCIAL SERVICE DISTRICT
COMMENCING WITH DISPLAY
COMMISSIONER'S OFFICE
AUSTIN, TEXAS

SWORN AND SUBSCRIBED TO BEFORE ME, this the 3 day of Oct 1997



Taylon Starr
Notary Public in and for
TRAVIS COUNTY, TEXAS

305 South Congress Ave., P.O. Box 670, Austin, Texas 78767-0670 512-445-3541